

Prepared by and Return to:
Richard S. McIver, Esquire
Kass Shuler, P.A.
1505 N Florida Ave
Tampa, Florida 33602

Our File Number: 141689

For official use by Clerk's office only

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS SPECIAL WARRANTY DEED is made this 31st day of October, 2014, between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is: 8200 Jones Branch Drive Mc Lean, VA 22102, hereinafter "Grantor," and **Gary Lanov and Tatiana Saroka- Lanov, husband and wife**, whose mailing address is: 22 Leaver Drive Palm Coast, FL 32137, hereinafter "Grantee." (All references to the parties herein shall include their heirs, personal and legal representatives, successors, and assigns; and when applicable the singular shall include the plural, and the masculine shall include the feminine and neuter).

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm to Grantee the real property situated in Flagler County, Florida, and legally described as follows:

Lot 17, SUBDIVISION PLAT OF VILLAGE J-2B AT GRAND HAVEN, according to the plat thereof as recorded in Map Book 33, Pages 64, 65 and 66, of the Public Records of Flagler County, Florida.

Parcel No. 27-11-31-5907-00000-0170 AKA: 58 Southlake Drive, Palm Coast, FL 32137

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements of record if any but this provision shall not operate to reimpose the same; and taxes and assessments for the current year and subsequent years and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TO HAVE AND TO HOLD said land, with all improvements thereon, and all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, in fee simple forever.

Grantor covenants with Grantee that it specially warrants the property conveyed here, and that Grantor and its successors and assigns will forever warrant and defend this property for Grantee and Grantee's heirs, personal and legal representatives, successors and assigns from and against the claims of Grantor and all persons claiming by, through or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, Grantor has signed and sealed this instrument the date first stated above.

Signed, sealed and delivered
in the presence of:

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A.
n/k/a Kass Shuler, P.A.

Its Attorney in Fact*

By: [Signature]

Print Name: Peter Baker

Title: authorized signatory

Federal Home Loan Mortgage Corporation
By Kass Shuler, P.A. As Its Attorney-in-Fact
(Corporate Seal)

[Signature]
Witness signature

MELISSA L POIRIER
Print witness name

[Signature]
Witness signature

MELISSA L POIRIER
Print witness name

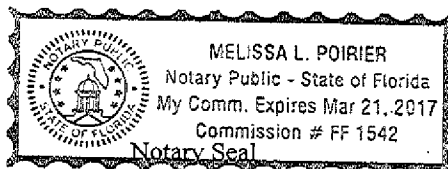
State of Florida :
County of Hillsborough :

THE FOREGOING INSTRUMENT was acknowledged before me this 31st day of October, 2014, by Peter Baker, an authorized signatory for Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A. n/k/a Kass Shuler, P.A., Attorney in Fact for Federal Home Loan Mortgage Corporation, who is personally known to me.

[Signature]
Notary Public

Print Notary Name

My Commission Expires: _____



*Limited Power of Attorney for Authorized Signatory is recorded in Official Records Book 20604, Page 1298, Public Records of Hillsborough County, Florida.